

044.A

0007

0006.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

672,300 / 672,300

USE VALUE:

672,300 / 672,300

ASSESSED:

672,300 / 672,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		PARK ST, ARLINGTON

OWNERSHIP

Owner 1: BURRELL KENNETH & KRISTEN B

Owner 2:

Owner 3:

Street 1: 70 PARK ST UNIT B

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LYU YI LISA -

Owner 2: CAI LI -

Street 1: 70 PARK ST #B

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2000, having primarily Vinyl Exterior and 1743 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7236																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	672,300			672,300			
Total Card		0.000	672,300			672,300	Entered Lot Size		
Total Parcel		0.000	672,300			672,300	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	385.71	/Parcel: 385.7	Land Unit Type:		

Total Card / Total Parcel
672,300 / 672,300
672,300 / 672,300
672,300 / 672,300

05/31/18	14601!

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:26:09
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	660,400	0	.	.	660,400	660,400	Year End Roll	12/18/2019
2019	102	FV	644,700	0	.	.	644,700	644,700	Year End Roll	1/3/2019
2018	102	FV	586,900	0	.	.	586,900	586,900	Year End Roll	12/20/2017
2017	102	FV	526,600	0	.	.	526,600	526,600	Year End Roll	1/3/2017
2016	102	FV	526,600	0	.	.	526,600	526,600	Year End	1/4/2016
2015	102	FV	504,800	0	.	.	504,800	504,800	Year End Roll	12/11/2014
2014	102	FV	480,500	0	.	.	480,500	480,500	Year End Roll	12/16/2013
2013	102	FV	480,500	0	.	.	480,500	480,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYU YI LISA	45695-396		7/26/2005		533,000	No	No		
CARNEY JOHN A	33288-27		7/20/2001		380,000	No	No	4	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

PAT ACCT.

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
2/15/2002	Inspected	PM	Peter M

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 8 - Condo TnHs.				Full Bath: 2	Rating: Very Good			A Bath:	Rating:							Undisplayed Areas: GLA: 1743			
Sty Ht: 2H - 2 & 1/2 Sty				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Very Good														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color:				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir: N - NONE				Frpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: B- - Good (-)								Lvl 2											
Year Blt: 2000	Eff Yr Blt:							Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdict:		Fact: .						Totals	RMs: 5	BRs: 3	Baths: 2	HB: 1							
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location: E - End Unit				Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Total Units:				Interior:		1	5	3	1						
Sec Int Wall: 10 - None		%		Floor: 1 - 1st Floor				Additions:											
Partition: T - Typical				% Own: 50.000000000				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths:											
Sec Floors:		%						Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 3 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: Yes																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 044.A-0007-0006.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					